

3/10/97

4:00 p.m. Items - PCA-A-936 - HUNTERS WOODS VILLAGE CENTER, L.L.C.
DPA-A-936-3 - HUNTERS WOODS VILLAGE CENTER, L.L.C.
Hunter Mill District

On Thursday, March 6, 1997, the Planning Commission voted unanimously (Commissioners Coan, Hall, Hunter, and Murphy absent from the meeting) to recommend to the Board of Supervisors the following actions pertinent to PCA-A-936 and DPA-A-936-3:

- 1) approval of PCA-A-936, subject to the execution of proffers contained in Appendix 1 of the staff report dated February 24, 1997;
- 2) approval of DPA-A-936-3, subject to the proposed development conditions contained in Appendix 1A of the staff report dated February 24, 1997, with Condition #11 being amended as follows:
 - after the word "masonry" add the words "brick or architectural block";
- 3) approval of a waiver of the 200-square foot minimum privacy yard requirement for townhomes;
- 4) approval of a modification of the interior parking lot landscaping requirement within the Transcontinental Gas pipeline easement;
- 5) approval (the vote was 7-0-1, with Commissioner Harsel abstaining; Commissioners Coan, Hall, Hunter, and Murphy absent from the meeting) of a modification of the transitional screening requirements and a waiver of the barrier requirements along a portion of the southern and western periphery and between the retail portion of the site and townhouse portion of the site to that reflected on the DPA and subject to the proposed development conditions contained in Appendix 1A of the staff report dated February 24, 1997, as amended earlier.

The Commission further voted (Commissioners Coan, Hall, Hunter, and Murphy absent from the meeting) to approve CSP-A-936, subject to the Board's approval of DPA-A-936-3 and PCA-A-936 and the proposed development conditions contained in Appendix 1B of the staff report dated February 24, 1997.

Planning Commission Meeting
March 6, 1997
Verbatim Excerpts

PCA-A-936 - HUNTERS WOODS VILLAGE CENTER, L.L.C.
DPA-A-936-3 - HUNTERS WOODS VILLAGE CENTER, L.L.C.
CSP-A-936 - HUNTERS WOODS VILLAGE CENTER, L.L.C.

After Close of the Public Hearing

Vice Chairman Byers: I'll close the public hearing and turn to Mr. Palatiello.

Commissioner Palatiello: Thank you, Mr. Chairman. Needless to say, I wish they were all this easy. I want to thank the citizens for coming out this evening. This is wonderful testimony to hear. As I said before, it seems like it's easy to motivate people to come out against something and it's a lot more difficult to motivate people to come out in favor of something. And it really took extra effort from folks and it shows their commitment to this project, to be here this evening. So I thank all of the five citizens who came out to speak this evening. I appreciate it very much. I want to commend Mr. Ross and his team for not only their vision, but their tenacity, as I mentioned before, in bringing us to this point. I, for one, recall when Hunters Woods was a much more vibrant center than it is today. This is where my kids learned to swim. This is where my oldest child, when he was still in a stroller, this was the place in Reston where you came to bring your kid to get an ice cream cone, at the old Baskin-Robbins kiosk there in the middle of the center. I see people nodding -- they did the same thing with their children. And we actually had festivals on the plaza in Hunters Woods and I look forward to the day when we all do that again. Most people think of Reston as a new town and it is kind of the new part of the County and it's really somewhat extraordinary to think that here we are already in the phase of redevelopment of Reston, but this is indeed an important revitalization and redevelopment project. I do applaud the manner in which this applicant has worked with the citizens and worked with everyone involved. And, as Mr. Lovaas noted, I too view this project as somewhat of a lesson to all of us, but I think the lesson is that in the future, I hope that sites in Reston don't have to fall into this stage of disrepair in order for a project to enjoy this type of community support. We ought to do things right from the beginning and when we have economic development opportunities that make sense and are consistent with the Plan and consistent with the Reston Master Plan and in order under the zoning, then we ought to enthusiastically support them. This project indeed is consistent with the Comprehensive Plan. It is consistent with the Reston Master Plan. It is consistent with the PRC Ordinance and the definition of a village center therein. It does have the support of the Planning and Zoning Committee of the Reston Citizens Association. I also want to thank Mr. Ross for his extraordinary hard work and professionalism. He has a very quiet demeanor, doesn't get excited about things, but he's very professional, very methodical, and has been a real asset and of assistance on this project. And I thank you. And, as was indicated before, and confirmed by Mr. Ross, we would not be here today if it were not for the extraordinary effort that was put into this project by Supervisor Dix in assisting in so many different ways. I think he's owed a great debt of gratitude and yes, I think he can polish his halo a little bit for what we have here this evening. With that, Mr. Chairman, I

would first MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT PCA-A-936 BE APPROVED, SUBJECT TO THE EXECUTION OF PROFFERS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT DATED FEBRUARY 25(sic), 1997.

Commissioner Alcorn: Second.

Vice Chairman Byers: Second by Mr. Alcorn. All in favor of the motion to approve -- recommend that the Board of Supervisors approve PCA-A-936, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF DPA-A-936, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1A OF THE STAFF REPORT DATED FEBRUARY 24, 1997, WITH CONDITION #11 BY ADDING, AFTER THE WORD "MASONRY" THE FOLLOWING: "BRICK OR ARCHITECTURAL BLOCK". And I've consulted with our resident architect and that is an architectural term of art. It meets the intent of what the applicant is seeking here and I think we'll get the kind of masonry or architectural block wall that several Commissioners had expressed concern for, so I would make that amendment to the development condition.

Commissioner Alcorn: Second.

Vice Chairman Byers: Second by Mr. Alcorn. All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: I MOVE, Mr. Chairman, THAT THE PLANNING COMMISSION APPROVE COMPREHENSIVE SIGN PLAN A-936, SUBJECT TO THE BOARD'S APPROVAL OF DPA-A-936-3 AND PCA-A-936 AND THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1B OF THE STAFF REPORT DATED FEBRUARY 24, 1997.

Commissioners Alcorn and Thomas: Second.

Vice Chairman Byers: Second by Mr. Thomas and Mr. Alcorn. All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 200 SQUARE FOOT MINIMUM PRIVACY YARD REQUIREMENT FOR TOWNHOMES.

Commissioner Alcorn: Second.

Vice Chairman Byers: Second by Mr. Alcorn. All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD APPROVAL OF A MODIFICATION OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENT WITHIN THE TRANSCONTINENTAL GAS PIPELINE EASEMENT.

Commissioners Alcorn and Thomas: Second.

Vice Chairman Byers: Second by Mr. Thomas and Mr. Alcorn. All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: Opposed? Mr. Palatiello.

Commissioner Palatiello: I further MOVE, Mr. Chairman, THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS ALONG A PORTION OF THE SOUTHERN AND WESTERN PERIPHERY AND BETWEEN THE RETAIL PORTION OF THE SITE AND TOWNHOUSE PORTION OF THE SITE TO THAT REFLECTED ON THE DPA AND SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1A OF THE STAFF REPORT DATED FEBRUARY 24, 1997.

Commissioner Alcorn: Second.

Vice Chairman Byers: Second by Mr. Alcorn. All in favor of the --

Commissioner Harsel: Wait -- I've got discussion, clarification. Mr. Chairman?

Vice Chairman Byers: Mrs. Harsel.

Commissioner Harsel: I have a question of the maker of the motion. We just went to the masonry, you know, or the attractive block wall and now you're asking for a waiver of the barrier? Where is the waiver going to go?

Commissioner Palatiello: This is in favor of that which is shown on the DPA which is a combination of the wall and landscaping.

Commissioner Harsel: For the townhouses?

Commissioner Palatiello: Between the townhouses and the retail portion.

Commissioner Harsel: You're not having a brick wall around all sides?

Commissioner Palatiello: We are providing a modification of transitional screening and waiver of the barrier requirements as would ordinarily be required under the Ordinance in favor of that which is shown on the DPA.

Commissioner Harsel: I think I'll just abstain because I haven't looked at it that close.

Vice Chairman Byers: All in favor of the motion, say aye.

Commissioners: Aye.

Vice Chairman Byers: All opposed?

Commissioner Harsel: Abstain.

Vice Chairman Byers: Motion carries. Mrs. Harsel abstains.

Commissioner Palatiello: Mr. Chairman, just one clarification. I might have misspoke in my first motion. I think I referred to a staff report, in my very first motion, dated February 25th and it was a staff report dated February 24th.

Vice Chairman Byers: Without objection, we'll make that change. Thank you, Mr. Palatiello.

Commissioner Palatiello: Thank everyone.

Commissioner Alcorn: Mr. Chairman?

Vice Chairman Byers: Mr. Alcorn.

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Commissioner Alcorn: Mr. Chairman, I'm not going to sit here and let Supervisor Dix get all the credit for this. I want to commend Commissioner Palatiello for his work on this and a very successful case. Thank you. Good job, John.

Vice Chairman Byers: My goodness, this is a friendly night.

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(The first five motions carried unanimously with Commissioners Coan, Hall, Hunter, and Murphy absent from the meeting.)

(The sixth motion carried by a vote of 7-0-1 with Commissioner Harsel abstaining; Commissioners Coan, Hall, Hunter, and Murphy absent from the meeting.)

GLW